

121.A

Map

0005

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 359,700 /

USE VALUE: 359,700 /

ASSESSed: 359,700 /

Total Card /

Total Parcel

359,700

359,700

359,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	VAN ZOEREN BARBARA
Owner 2:	
Owner 3:	
Street 1:	14 WELLINGTON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	PATTON ELIZABETH W -
Owner 2:	-
Street 1:	14 WELLINGTON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 825 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7454																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	359,700			359,700
Total Card	0.000	359,700			359,700
Total Parcel	0.000	359,700			359,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	436.00	/Parcel:	436.00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	359,700	0	.		359,700		Year end	12/23/2021
2021	102	FV	349,600	0	.		349,600		Year End Roll	12/10/2020
2020	102	FV	344,500	0	.		344,500	344,500	Year End Roll	12/18/2019
2019	102	FV	369,100	0	.		369,100	369,100	Year End Roll	1/3/2019
2018	102	FV	327,000	0	.		327,000	327,000	Year End Roll	12/20/2017
2017	102	FV	298,500	0	.		298,500	298,500	Year End Roll	1/3/2017
2016	102	FV	324,700	0	.		324,700	324,700	Year End	1/4/2016
2015	102	FV	300,400	0	.		300,400	300,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTON ELIZABET	76240-524	1	11/23/2020		418,000	No	No		
CAHAN EMILY D	53482-162		9/1/2009		283,920	No	No		
ROSSANO-COLLIER	31303-428		4/12/2000		230,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2021	412	Redo Bat	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
7/26/2018	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

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Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

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aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:			
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1950
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Average
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	10.920000076
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 4			BR	s: 1		Bath	s: 1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	31.0%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	55291
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521335
Depreciation:	161614
Depreciated Total:	359721

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

PARCEL ID 121.A-0005-0011.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	825	411.710	339,660
Net Sketched Area:		825	Total:	339,660
Size Ad	825 Gross Area		825 FinArea	825

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
60						
60						
25						

IMAGE

